

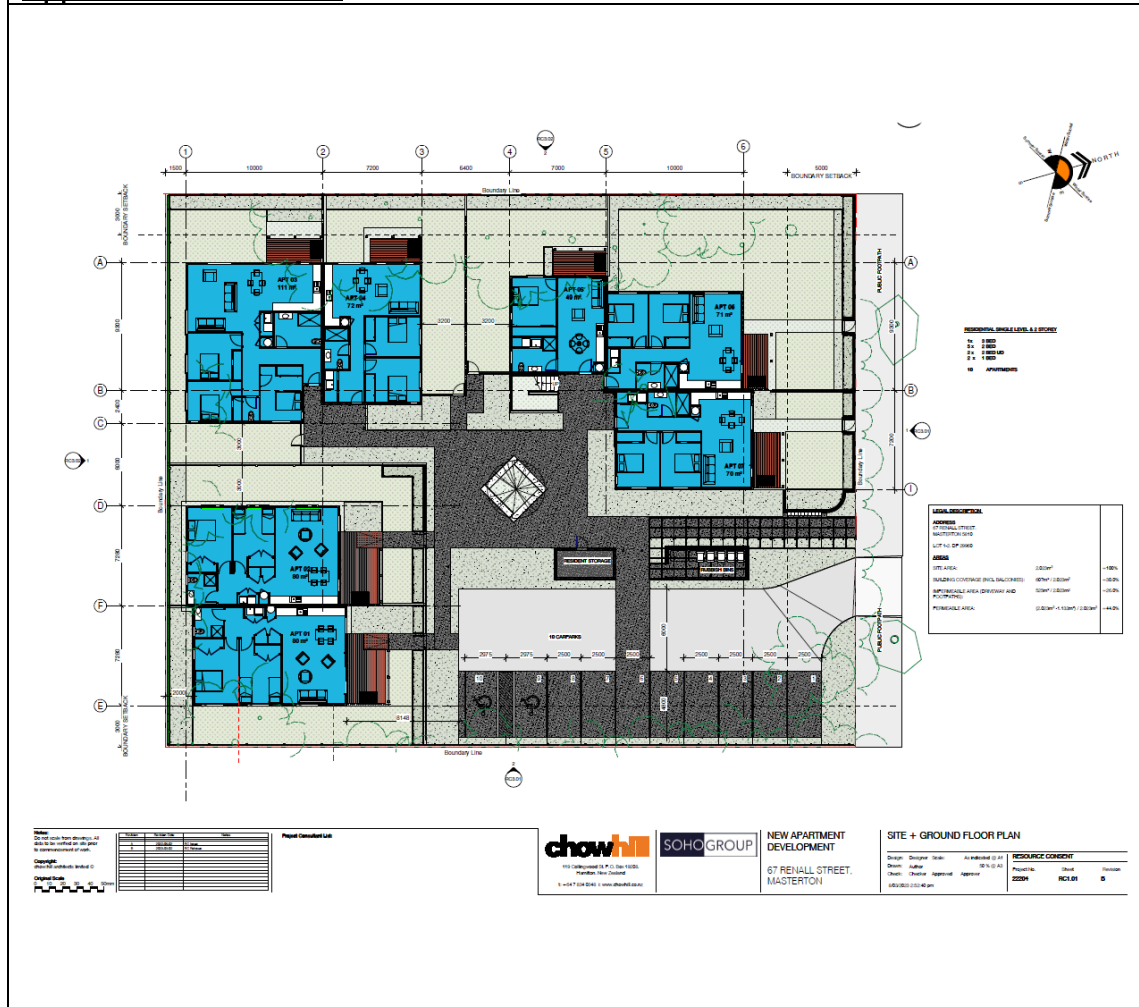


# MASTERTON DISTRICT COUNCIL

Application for Resource Consent under Section 88 of the Resource Management Act 1991

Application No	RM220130
Consent Type	Land Use
Applicant	SOHO GROUP LIMITED
Proposal	A 10-unit residential development that exceeds the number of dwellings permitted per site
Location	67 Renall Street, Masterton
Legal Description	Lots 1 & 2 DP 29960 contained within Record of Title WN54C/104
Zone	Urban - Residential
Activity Status	Restricted Discretionary - Rule 5.5.4 (a)
Decision	<b>Granted</b> under Delegated Authority - <b>28/06/2023</b>

## Approved Scheme Plan



## 1.0 THE PROPOSAL

- 1.1 The proposal seeks to construct a 10-unit residential development (in three “blocks”) that exceeds the number of dwellings permitted under the Wairarapa Combined District Plan (2011)(“WCDP”). The development comprises a two-storey, front block of six units, and two single-storey, rear blocks of two units. The development contains a car park of 10 parking spaces to the east of the subject site, and a communal common courtyard area and storage areas (for rubbish bins and residents’ belongings) toward the centre of the site. The proposed units are set amongst well-established landscaping, as depicted in the architectural renders below (Figure 1).



Figure 1: Architectural Plan Set, RC5.01, Rev B

- 1.2 The application notes the proposal seeks to contribute to the housing affordability issues by increasing affordable housing for families who may otherwise not be able to afford a market rental or private home.
- 1.3 The site is legally recognised as Lots 1 & 2 DP 29960 contained within Record of Title WN54C/104 and comprises a land area of 2023m<sup>2</sup>. There are no interests registered on the title that will affect the assessment of this proposal.
- 1.4 The subject site is located within the “Urban – Residential” Zone within the WCDP (2011), located on the southern side of Renall Street. The site is rectangular in shape, currently containing a single, derelict dwelling to the centre of the site and an ancillary building to the south-western rear corner. The site contains established vegetation along its boundaries, with a low hedge row along the road front boundary.
- 1.5 As noted in 1.1, the development will comprise of three blocks, with 10 units in total and a carpark (of 10 carpark spaces) for each of the units along the eastern boundary. The existing access to the site will be decommissioned and replaced with footpath and berm. The development will then be accessed via a newly constructed 5m wide vehicle crossing (further discussed in section 6 of this report). A separate pedestrian entry pathway is proposed to be provide to the west of the new vehicle access.

1.6 Servicing of the development will be via upgraded connections into Council's reticulated water and sewer mains within Renall Street. Council's services engineer has reviewed the infrastructure report and plans contained within the application.

1.7 As for the immediate environment, Wairarapa College adjoins the subject site along the south-western boundary, specifically the College's driveway and sports fields. A residential property adjoins the site to the east and another to the west. The wider environment along Renall Street is comprised of older-style housing with single dwellings on large sections.

## 2.0 WAIRARAPA COMBINED DISTRICT PLAN RULES

### 2.1 **Rule 5.5.2 Standards for Permitted Activities**

(f) *Number of Dwellings*

(i) *The total number of dwellings per site shall be limited to that which enables each dwelling to meet the minimum lot area subdivision requirements for that site (Rule 20.1.2 (a))*

### 2.2 **Rule 20.1.2 Standards for Controlled Activities**

(a) *All lots in the Residential, Commercial and Industrial Zones shall comply with all the relevant standards in the table below.*

	Zone	Minimum Lot Area	Minimum Average Lot Area
(i)	Residential Serviced (Masterton Districts)	350m <sup>2</sup>	400m <sup>2</sup> (for three or more lots)

### 2.3 **Rule 5.5.4 Restricted Discretionary Activities**

*The following are Restricted Discretionary Activities;*

(a) *Any permitted or controlled activity that does not meet one or more of the standards for permitted or controlled activities.*

## 3.0 ACTIVITY STATUS

3.1 The proposed development cannot meet the permitted activity standard for the number of dwellings permitted per site under the WCDP (2011). Therefore, this application must be considered as a Restricted Discretionary Activity under Rule 5.5.4(a) of the WCDP (2011).

## 4.0 NOTIFICATION

4.1 Sections 95A and 95B of the RMA (1991) set out the steps that Council as a consent authority must follow to determine whether an application should be notified (publicly or limited). Sections 95D and 95E of the RMA (1991) state the matters Council may or must disregard in deciding whether any adverse effect of a proposal may be more than minor for the purposes of Section 95A, and whether a person is an affected person for the purposes of Section 95B, respectively.

- 4.3 Section 95E(1) – (3) of the RMA (1991) notes that for the purpose of giving limited notification of an application for a resource consent for an activity to a person under Section 95B(4) and (9) (as applicable), a person is an affected person if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but not less than minor). However, in assessing an activity's adverse effects on a person for the purpose of Section 95E, the Council:
- (a) may disregard an adverse effect of the activity on the person if a rule or a NES permits an activity with that effect; and
  - (b) must, if the application is controlled or restricted discretionary, disregard an adverse effect if the activity on the person if the effect does not relate to a matter for which a rule or NES reserves control or restricts discretion; and
  - (c) must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.
- 4.4 Pursuant to Section 95E(3) of the RMA (1991) a person is not deemed affected in relation to an application for a resource consent for an activity if:
- (a) the person has given, and not withdrawn, approval for the proposed activity in a written notice received by the consent authority before the authority has decided whether there are any affected persons; or
  - (b) the consent authority is satisfied that it is unreasonable in the circumstances for the applicant to seek the person's written approval.
- 4.5 Council prepared a draft notification report and circulated it to the applicant at their request. In accordance with the provisions of Section 95A of the RMA (1991) the draft notification report determined that Public Notification was not required. In accordance with Section 95B of the RMA (1991) the draft notification report determined the application should be limited notified to the owners/occupiers of 69 Renall Street due to the increase in density at the subject site (over what is permitted in the WCDP (2011)).
- 4.5 The applicant requested an independent review of Council's draft Section 95 Report. That review of the draft Section 95 Report was conducted by an Independent Commissioner, Alistair Aburn (Urban Perspectives). The review, dated 25.05.23, determined that, given the activity is Restricted Discretionary with matters of discretion limited to the matters of non-compliance (in this case density) the only relevant assessment criteria that Council can consider are under Chapter 22.2 "Consents under Zone Rules", specifically 22.2.1 Development (assessment criteria as follows):
- (i) Whether the desired environmental outcome achieves a consistent and appropriate standard of infrastructure, such as through compliance with NZS 4404: 2004 Land Development and Subdivision Engineering, and NZS HB 44:2001 Subdivision for People and the Environment.
  - (ii) Whether the development has the potential to result in reverse sensitivity effects in relation to adjoining and nearby activities, and any provision to avoid, remedy or mitigate such effects.
- 4.6 The proposal met all other permitted activity standards for an activity in the Residential Zone, apart from density, and that the assessment criteria above

limited the considerations in relation to effects pursuant to Section 95E to servicing and reverse sensitivity. The independent review of the Council's draft Section 95 Report determined that the application should proceed on a non-notified basis as the Council had to disregard adverse effects that did not relate to a matter by which the rule restricted discretion.

- 4.7 Council has accordingly issued a notification decision taking into consideration the independent review and pursuant to Sections 95A and 95B of the RMA (1991) the application was processed as non-notified.

## 5.0 STATUTORY ASSESSMENT

- 5.1 Section 104 of the RMA (1991) is used for determining what Council must have regard to in assessing an application. Section 104C of the RMA (1991) refers specifically to resource consent applications for Restricted Discretionary activities.
- 5.2 The relevant statutory provisions that were considered through the assessment process were the RMA (1991), The National Planning Standards for Urban Development ('NPS-UD'), The Wellington Regional Policy Statement ('RPS'), and the Wairarapa Combined District Plan ('WCDP'), which became operative on the 25<sup>th</sup> May 2011.
- 5.3 The NPS-UD came into force on 20<sup>th</sup> August 2020. Masterton District Council is considered a Tier 3 local authority. Tier 3 authorities are strongly encouraged to also do what Tier 1 and 2 Councils are obliged to do under Parts 2 and 3 of the NPS, but we are not obligated to do so.

The relevant applicable policies and objectives of the NPS-UD are as follows:  
Objectives 1, 2, 4 and 5 and Policies 1 and 6.

It is considered this development will result in a change to the immediate environment by having greater intensity than what is provided for in the underlying operative District Plan (2011). Because the development has incorporated robust landscaping designs, comprehensive infrastructure plans and has integrated cultural design in the development that results in a high level of amenity for those within the development itself. Furthermore, Council recognises this proposal seeks to provide affordable housing within Masterton. In acknowledging the proposal is beyond the density permitted under the operative District Plan (2011) the applicant has included a robust landscaping plan, architectural renders, and a comprehensive infrastructure report. It is therefore considered the proposal takes into consideration these application Objectives and Policies of the NPS-UD.

- 5.4 The relevant Objective and Policy of the Regional Policy Statement as they relate to the application are;

Objective- 22, 28  
Policies- 54, 49

The proposal seeks to create 10 residential units in a site zoned Urban-Residential under the WCDP (2011). The site is in a well-connected area (via bus, car and walking/cycling) within reasonable distance to Renall Street Train Station and local amenities. The proposal is brown field infill – type development, repurposing the existing site which currently contains a derelict singular dwelling. The development is a joint venture between SOHO and Tū Mai Rā, and as mentioned includes cultural design elements throughout the proposal.

It is considered the proposal is generally consistent and non-contrary to the applicable objective and policies of the RPS.

- 5.5 The relevant policies and objectives of the WCDP (2011) as they relate to the application are:

Objectives – 5.3.1, 17.3.1, 18.3.1

Policies – 5.3.2 (a), 5.3.2 (b), 17.3.2(a)(b), 18.3.2(a) and 18.3.2(e)

- 5.6 The proposal is consistent with the above objectives and policies. While the application proposes a higher density than the permitted standards allow, it provides for a differing residential lifestyle than the surrounding land uses (affordable units) and is within good proximity to transportation links, schools and amenities. This proposal will use the section efficiently and includes mitigation measures to reduce any potential negative effects on adjoining landowners and retain residential amenity values and character. It is considered that reasonable effort has been made to fit the proposal in with the intentions of the applicable Objectives and Policies of the WCDP (2011).

## 6.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

### *Residential Character and Amenity*

#### Density (physical bulk, scale and intensity)

- 6.1 As a permitted activity, five units could be constructed on the site. With the proposal having 10 units, the development is denser than what the WCDP (2011) allows as a permitted activity. The proposal complies with other standards of the operative District Plan (2011).
- 6.2 The activity status of the proposal is Restricted Discretionary, based on the non-compliance with rule 5.5.2(f) 'Number of Dwellings' requiring the total number of dwellings per site to be limited to that which enables each dwelling to meet the minimum lot area subdivision requirements for the site under Rule 20.1.2(a). As noted above, five units would be permitted under this rule and 10 are proposed.
- 6.3 As a Restricted Discretionary activity, matters to consider at Council's discretion are restricted to "avoiding, remedying or mitigating of any effects deriving from non-compliance with the particular standard(s), that is not met". In this case it is the density of the development. Under Section 22.2.1(i) and (ii) consideration

must be given to infrastructure capacity and reverse sensitivity. It is anticipated that the development will not result in an issue under either assessment criteria.

- 6.4 While the density of the proposal is greater than what is permitted, the applicant has opted to configure the 10 units into three “blocks” essentially comparable to a similar bulk and scale as three large dwellings that could be constructed on the site as a permitted activity. The three blocks are configured with a six-unit, two-storey block to the front of the site, and two single-storey two-unit blocks to the rear of the site. The development meets all setback requirements for front, side and rear boundaries, and the buildings are situated under the required daylight recession planes.
- 6.5 In order to consider the potential external effects of the density of the development, and how it compares to a permitted baseline development, the applicant provided several renders within the Architectural Plan Set provided in the application documentation. Drawing RC3.01 (Rev B) shows the height of the unit blocks and how they fit under the maximum permitted height and the boundary recession planes. Sun studies were also provided for winter and summer solstice on sheets RC4.01 (Rev B) and RC4.02 (Rev B) which show potential shadow from the development which was comparable to that of a permitted baseline development.
- 6.6 In comparing the proposal against a permitted baseline development it was considered the potential effects of the density from a scale, bulk and intensity point of view was comparable to a permitted baseline development.

#### Layout and design

- 6.7 The WCDP (2011) recognises that there is a need to provide for higher density development, where the development is designed and serviced appropriately.
- 6.8 The development design was drafted by Chow Hill Architects in partnership with the applicants. The applicant notes the overall design achieves a “community precinct” that considers the medium density scale of the development, Crime Prevention through Environmental Design (CPTED) design outcomes, pedestrian movement, vehicle access and urban character (Page 15 of applicant’s AEE). The development also integrates Māori cultural elements within the architectural and landscape design at the site.
- 6.9 The applicant describes the layout as being based on a semi-detached courtyard and apartment housing typology, which is different from the immediate environment characterised by low density single-level dwelling occupancy of larger lots. The applicants have considered these differences from the surrounding environment and have noted the intent to integrate the development into the Renall Street context through complimentary colour schemes and textures and the roof typology. Whilst it is anticipated that the development will be vastly different from the surrounding context, new, modern style infill housing is popping up throughout the neighbourhood. Furthermore, the proposal contains a comprehensive landscaping plan with hedging and landscaping to the front of the subject site to help soften the buildings and integrate them into the

existing environment. This will assist in creating some cohesion with surrounding properties, many of which contain established mature trees and hedges.

- 6.10 In the site itself, the development has been designed with an “urban courtyard to the centre / north of the site being a shared common amenity with storage and waste recycling bins. The units are designed to provide private outdoor spaces at the perimeter of the site and to the north. The proposal provides a balance of private outdoor spaces and open communal spaces to provide different outdoor amenities for residents to enjoy.

### Landscaping

- 6.11 As noted prior, the applicant provided a Landscape Master Plan by Surround Landscape Architecture as part of the application, accompanied by a Landscape Design Statement. The Landscape Design Statement notes the aim of the landscape design was to create a residential development that integrates within the surrounding landscape context, complements the architectural form and provides a quality, safe environment for the users of the site.
- 6.12 The landscaping proposed will significantly increase the vegetation coverage across the site and will maintain a green façade to the street frontage, in keeping with the character of the area. The landscaping has also incorporated visual mitigation to the boundaries of the subject site to soften the built form and limit the potential for overlooking effects from first floor balconies on the block to the north-west. Along the side and rear boundaries, a 1.8m high standard paling boundary fence with a natural finish is also proposed. Māori design elements have also been meaningfully incorporated into the landscape design, informed by Rangitāne Tū Mai Rā.
- 6.13 To the north-east of the subject site will be the new car park. A mix of native shrub and specimen tree planting will surround the car parking space. It is anticipated this will create a high degree of visual amenity, from the street and within the site and will also provide a good screen between the street edge and the carpark.
- 6.14 As noted in the Landscape Design Statement, the landscaping of the inner courtyard considered CPTED design elements. For example, the courtyard is overlooked by proposed Unit 2 and several bedrooms of other units, as well as the apartment stairs to the north-western block all of which are considered to provide a level of passive surveillance. A deciduous specimen tree is proposed to be planted within the centre of the courtyard, with bench seating around it. Low maintenance native plants will form the edge of the communal courtyard to provide a planted buffer to the facades of the unit blocks and provide more visual amenity to the communal space.
- 6.15 The rear, ground-level units will have access to larger private courtyard and lawn spaces. These will have 1.8m high fencing between the private courtyards to provide privacy between the units, and low maintenance shrubs and hedges.
- 6.16 With the inclusion of the comprehensive landscaping elements into the development it is anticipated there will be a high level of visual amenity at the subject site. To ensure the development is consistent with these landscaping



plans, reference to these plans have been made in the conditions for resource consent, with requirements for the applicant to provide a detailed Landscape Management Plan consistent with the landscape plan provided within the application documents.

### ***Access and Traffic***

#### Access and Traffic Impact Assessment

- 6.17 The proposed development will be accessed directly off Renall Street via a new vehicle crossing and separate pedestrian access. The existing vehicle crossing will be decommissioned and replaced with a footpath and berm.
- 6.18 The new vehicle crossing is proposed to be 5m wide, narrowing to 4m as it accesses the parking area within the site. The parking area will comprise of 10 carpark spaces along the north-eastern boundary. There will be sufficient manoeuvring space for vehicles to turn on site and enter / exist in a forward direction.
- 6.19 The pedestrian access will be via a new 1.5m wide path to the west of the vehicle access. The pedestrian access will incorporate Māori paving design and carved elements informed by Rangitāne Tū Mai Rā.
- 6.20 Council's Roding Engineers have reviewed the application and the Traffic Impact Assessment by Traffic Concepts Limited. They have requested to view detailed design drawings prior to construction which has been added as a condition to this consent.

### ***Infrastructure and Servicing***

- 6.21 The applicant has included a s Civil Infrastructure Report and Infrastructure Design Set showing proposed services for the development. Stormwater is proposed to be disposed of via a private system on-site consisting of soakpits and designed to achieve a 1 in 20-year rainfall event. The development will connect to Council's reticulated wastewater and water network.
- 6.22 Council's services Engineer has reviewed the application and noted the following:
- a) Water supply design/capacity calculations are insufficient, particularly in respect to peaking factors. The proposal is to utilise existing water connection which is only 20mm in diameter. Therefore they request a 50mm diameter PVC PN15/16 connection with gate valve and 40mm lperl smart water meter at boundary.
  - b) Wastewater design/capacity calculations are insufficient, particularly in respect to peaking factors of 2 for wet weather for the catchment. Also the catchment size assumed is too small, the sewer main catchment is some 10 times the size assumed. Please ask to install 150mm diameter SN16 PVC sewer lateral with 2 manholes, also need to note it shall be private, not public.
  - c) Stormwater design calcs are OK for the area.

The applicant was notified of the above recommendations from Council's Services Engineers and provided an amended infrastructure designs on the 14<sup>th</sup> June 2023 (Drawing numbers NO430-RBG-ZZ-XX-DR-CV-86010, REV P02 and NO430-RBG-ZZ-XX-DR-CV-0100, REV P03). Council's Civil Engineers have considered the new drawings and have accepted them as sufficient. They also note that there is no requirement for water meters for each unit as it will remain within one ownership. A manifold toby box will be required so each unit can be shut down if needed. Reference to this, and the new drawings has been included within the conditions of consent as appropriate.

- 6.23 In respect to a land use consent the following financial contributions will apply;
- a. An infrastructure contribution for the nine new units is to be paid in accordance with 23.3.2(g) of the Council's Wairarapa Combined District Plan (2011). The contribution is a set fee of \$5000 (plus GST) per unit.
  - b. A reserves contribution of 0.25% (plus GST) is to be paid against the value of each of the nine additional residential units. The value of the residential units is to be obtained from a registered valuer at the cost of the applicant and shall be no older than 3 months at the time of presentation to the Masterton District Council, prior to completion of the building consent process.
- 6.24 Overall it is considered that the application will have less than minor effects on the environment, and no adverse effects will be imposed on any other party. The proposal is considered consistent and not contrary to any objective, policy or assessment criteria of the WCDP (2011). For these reasons it is appropriate that the consent be granted.

## 7.0 DECISION

The Masterton District Council **grants** land use consent pursuant to Section 104C of the Resource Management Act 1991 to SOHO GROUP LIMITED (in partnership with Tū Mai Rā) for a 10-unit development on Lots 1 & 2 DP 29960 contained within Record of Title WN54C/104, 67 Renall Street, Masterton. Subject to the following conditions:

<u>Conditions:</u>
<u>General</u>

6.1	<p>Subject to further conditions of this consent the development shall be undertaken in accordance with the consent application RM220130 the assessment of environmental effects by Resource Management Group Ltd, the comprehensive architectural plans by ChowHill (print date 14/03/2023) the Traffic Impact Assessment by Traffic Concepts Ltd(14 March 2023), Landscape Plans by Surround Landscape Architecture (February 2023) and the Civil Infrastructure Designs by Robert Bird Group (Drawing numbers NO430- RBG-ZZ-XX-DR-CV-86010, REV P02 and NO430-RBG-ZZ-XX-DR-CV-0100, REV P03).</p> <p>Where there is an apparent conflict between the application and consent conditions, the consent conditions shall prevail.</p>
6.2	<p>Prior to commencement of any works on site, the consent holder shall appoint a suitably qualified and experienced construction expert, who shall be Council's principal contact person in regard to matters related to resource consent RM220130 and advise Council's Planning and Consents Department.</p>
6.3	<p>The consent holder shall advise Council's Planning and Consents Department, at least 5 working days prior to the site works commencing.</p>
<p><u>Construction Management Plan</u></p>	
6.4	<p>At least 10 working days prior to commencement of any works on site, the consent holder shall prepare and submit a Construction Management Plan (CMP) to Council's Planning and Consents Department for certification.</p> <p>No work may commence on site until the CMP is certified by the Masterton District Council and all work must be carried out in accordance with the certified CMP. The CMP should be prepared with the assistance of a suitably qualified and experienced person.</p>
6.5	<p>The CMP shall address the construction phase on the site:</p> <p>a. The objective of the CMP is to ensure that excavations and construction activities are undertaken in accordance with this consent and best practice.</p> <p>b. The CMP shall include the collective input of the contractors, consent holder and suitably qualified and experienced practitioners as required.</p>
6.6	<p>The CMP must specify:</p> <p>a) the name/s and contact details of those person/s required by Condition 6.2 where contact could be made 24 hours a day / 7 days a week;</p> <p>b) details of appropriate signage/information on the proposed work including the location of a large (greater than 1m<sup>2</sup>) noticeboard on the site that clearly identifies the name and telephone number of the person/s required by Condition 6.2;</p> <p>c) a communication and complaints procedure for adjoining property</p>

	<p>owners/occupiers, passer-by/s and the like;</p> <p>d) measures to deal with any collateral damage to vehicles and property;</p> <p>e) safety fencing and associated signage for the construction site;</p> <p>f) temporary pedestrian safety measures, gantry design(s) where required, and details of temporary pedestrian re-routing including directional signage;</p> <p>g) details of the locations of any temporary construction hoardings to be erected;</p> <p>h) specific consideration for delivery of building materials including loading areas, truck waiting areas and access to the site;</p> <p>i) anticipated traffic management issues, including the location of parking for all contractor vehicles and machinery, any road closures, truck movements, any construction loading area(s) and measures to ensure alternative vehicular traffic arrangements if required;</p> <p>j) methods by which noise associated with the work will comply in all aspects with the controls set out in NZS 6803:1999 and how all persons undertaking day-to-day activity management will adopt the best practical option at all times to ensure the emission of noise from the site does not exceed a reasonable level in accordance with section 16 of the Resource Management Act 1991;</p> <p>k) management methods for earthworks so that sediment, run-off, and erosion are contained within the site;</p> <p>l) methods to resolve promptly and effectively any dust issues, particularly in relation to adjoining properties and roads, including that exposed soils and any temporary stockpiles will be dampened during dry and windy conditions to minimise the generation of dust; and</p> <p>m) how construction run-off will be retained within the site, including the following:</p> <ol style="list-style-type: none"> <li>i. where temporary stockpiling will occur away from the boundaries of the site; and</li> <li>ii. sediment control fence/s to be erected along any down sloping boundaries of the site.</li> </ol> <p>Notes:</p> <ol style="list-style-type: none"> <li>i. Management methods for (k)-(m) may be in the form of an Erosion and Sediment Control and/or Dust Management Plans.</li> <li>ii. With respect to Conditions 5 and 8, Council will either certify, or refuse to certify, the CMP within 10 working days of receipt based on the parameters contained in this condition.</li> <li>iii. Should Council refuse to certify the CMP, then Council will advise the consent holder in writing, outlining the reasons why certification is refused, within 10 working days of receipt.</li> <li>iv. Provided that the information requirements, based on the parameters contained in this condition, are addressed by the CMP, certification will not be withheld.</li> </ol>
6.7	<p>Where the Council is unable to certify the CMP on the basis that the information requirements in Condition 6.7 have not been met, the consent holder shall submit a revised CMP for certification. The revised CMP shall be submitted</p>

	following the procedure set out in Condition 6.5.
6.8	The consent holder may request in writing for the CMP to be altered and these alterations shall be certified by Council if Condition 6.7 continues to be complied with.
6.9	<p><u>Sediment and Erosion Control</u></p> <p>The consent holder shall ensure that appropriate erosion and sediment control measures are adopted to minimise any sediment leaving the site and entering any stormwater drains or waterways. The measures shall be implemented and maintained for the full duration of construction works.</p>
6.10	The CMP shall be always kept on site during the construction phase and all works shall be undertaken in accordance with the CMP.
<u>Engineering</u>	
6.11	<p>All the engineering works, including the crossing, car parking area, sewer, water, and stormwater services, are to be designed and constructed in accordance with NZS4404:2010, those relevant requirements of the Wairarapa Combined District Plan or as agreed by Council Engineers. All plans are to be provided to the Masterton District Council before construction begins.</p> <p>Advice Note: Plans and details required under this condition will need to be submitted as part of the building consent process.</p> <p>a) The existing vehicle crossing on the front boundary shall be permanently closed, including reinstating the kerb and channel, and foot path.</p> <p>b) The vehicle crossing/entrance shall be formed in accordance with the specified design for a new residential crossing, with concrete /sealed between the existing seal edge of Renall Street and the property boundary or for a distance of 8m up the entrance (whichever is greater).</p> <p>c) The footpath shall be saw cut 300mm wider than the crossing on each side and removed. The footpath shall be rebuilt as part of the crossing while maintaining the same longitudinal grade and crossfall as the adjacent sections of footpath.</p> <p>d) A 50ml Gate Valve, 40mm Iperl Smart Meter shall be provided at the entrance, and a manifold to by box shall be provided for the units. Detailed design shall be certified by a suitably qualified engineer. This shall be supplied to the Council's three waters service engineers prior to building consent.</p> <p>e) Stormwater runoff from any buildings within the development shall be</p>

	entirely contained within the development.
<u>Development</u>	
6.12	The existing building located to the center of the subject site shall be removed prior to construction works starting for the proposed development.
6.13	<p>The consent holder shall provide to Council's Monitoring Officer a Detailed Landscape and Management Plan in accordance with the Landscape Plan approved by this consent prior to construction commencing.</p> <ul style="list-style-type: none"> <li>a) The consent holder shall carry out and maintain planting in accordance with the Detailed Landscape and Management Plan; and</li> <li>b) The landscaping shall be installed prior to occupancy of the first building/s or where this is not seasonally practicable, within the first planting season after the first occupation of the building/s; and</li> <li>c) The consent holder shall advise Council's Monitoring Officer: <ul style="list-style-type: none"> <li>i. 2 weeks prior, the date of the occupancy of the first building/s, and</li> <li>ii. within 2 weeks of planting being completed so that an initial monitoring visit can occur; and</li> </ul> </li> <li>d) The planting will be monitored by Council's Planning Department 24 months after the initial monitoring visit, during which time any plants that have failed must be replaced by the consent holder.</li> </ul>
<u>Financial</u>	
6.14	<p>An infrastructure contribution for the nine new units is to be paid in accordance with 23.3.2(g) of the Council's Wairarapa Combined District Plan (2011).</p> <p>The contribution is a set fee of \$5000 (plus GST) per unit.</p>
6.15	<p>A reserves contribution of 0.25% (plus GST) is to be paid against the value of each of the nine additional residential units.</p> <p>The value of the residential units is to be obtained from a registered valuer at the cost of the applicant and shall be no older than 3 months at the time of presentation to the Masterton District Council, prior to completion of the building consent process.</p>
<u>Advice Notes</u>	

1.	If any archaeological site deposits are identified during any development of the land, the owner/contractor should act in good faith and avoid effect to the deposits and contact the Historic Places Trust, Rangitāne Tū Mai Rā, Rangitāne O Wairarapa, and Ngati Kahungunu Ki Wairarapa Taiwhenua immediately. Under Section 99 of the Historic Places Act 1993, it is an offence to destroy, damage or modify an archaeological site (recorded or unrecorded) without an authority from the Trust, and a fine of up to \$100,000 may be imposed on an offender
2.	Any building work associated with the proposed activity should not commence until a building consent has been obtained under the Building Act 2004.
3.	<u>Corridor Access Requests</u> All work or discharge to or within the road reserve requires a Corridor Access Request (CAR). This includes any upgrades to vehicle crossings and the installation of infrastructure, services. A Corridor Access Request (CAR) can be made via the BeforeUDig website or through Council's website. A Traffic Management Plan for the works shall be submitted with the CAR.
4.	The resource consent is valid for five years from the date consent is granted.
5.	Private infrastructure works within the property are subject to Building Consent application. Details and designs shall be included in an application to Council for Building Consent for these works.

Prepared by:

..... Date: 28<sup>th</sup> June 2023

Alice Falloon

Intermediate Resource Planner- Masterton District Council

Reviewed and approved by:

..... Date: 28<sup>th</sup> June 2023

Christine Chong  
Planning and Consents Manager - Masterton District Council  
Under delegated authority